



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR AGENDA

Newport Beach City Hall
100 Civic Center Drive, Newport Beach
Corona del Mar Conference Room (Bay E-1st Floor)
Thursday, September 12, 2013 – 3:30 p.m.

Brenda Wisneski, Zoning Administrator

Staff Members:

Makana Nova, Assistant Planner
Jason Van Patten, Planning Technician

A) CALL MEETING TO ORDER

B) MINUTES OF AUGUST 15, 2013

C) MINUTES OF AUGUST 29, 2013

D) PUBLIC HEARING ITEMS

**Item No. 1. Mitchell Residence Condominium Conversion No. CC2013-001 and
Parcel Map No. NP2013-015 (PA2013-126)
512 and 512 ½ Avocado Avenue Council District 6**

Summary: A condominium conversion and parcel map to convert an existing duplex into a condominium project. The code required two-car parking per unit is provided and no waivers of Title 19 development standards are proposed with this application. The property is located in the R-2 (Two-Family Residential) District.

Recommended

Action:

- 1) Conduct public hearing; and
- 2) Adopt Resolution No. ____ approving Condominium Conversion No. CC2013-001 and Parcel Map No. NP2013-015 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least seventy-two (72) hours in advance of each regular hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. If requested, this agenda will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Please contact the Community Development Department at least forty-eight (48) hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible at 949-644-3200.

**Item No. 2. Sessions Sandwiches - Minor Use Permit No. UP2013-012 (PA2013-142)
2823 Newport Boulevard Council District 1**

Summary: A minor use permit to allow the operation of a new food service, eating and drinking establishment within an existing multi-tenant commercial building. The proposed hours of operation are from 6:00 a.m. to 11:00 p.m., daily. No late hours (after 11:00 p.m.) or alcohol service is requested as part of the project application. The property is located in the CV (Commercial Visitor-Serving) District.

Recommended

Action: 1) Conduct public hearing; and
2) Adopt Resolution No. ____ approving Minor Use Permit No. UP2013-012 subject to the recommended findings and conditions.

CEQA

Compliance: The project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities).

E) PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Zoning Administrator. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record. The Zoning Administrator has the discretion to extend or shorten the speakers' time limit on non-agenda items, provided the time limit adjustment is applied equally to all speakers. As a courtesy, please turn cell phones off or set them in the silent mode.

F) ADJOURNMENT

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

The agendas, minutes, and staff reports are available on the City's web site at: www.newportbeachca.gov/zoningadministrator and for public inspection in the Community Development Department, Planning Division located at 100 Civic Center Drive, during normal business hours. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200.

APPEAL PERIOD: An appeal may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period of time is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.